

RESOLUTION NUMBER R- 300930

ADOPTED ON OCT 11 2005

WHEREAS, Pardee, requested an amendment to the Progress Guide and General Plan, the Local Coastal Program Land Use Plan and the Mira Mesa Community Plan for the purpose of reconfiguring development and open space areas on an 185.2-acre site to allow the proposed "Crescent Heights" development; and

WHEREAS, City Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans and the Planning Commission has held such concurrent public hearings; and

WHEREAS, the Planning Commission modified the community plan amendment to address the visibility of structures from Lopez Canyon and the modification has been incorporated into the plan amendment; and

WHEREAS, the California Coastal Commission modified the community plan amendment to reduce development area and increase open space and the modifications have been incorporated into the plan amendment, the boundaries of such to be as indicated on the attached document, filed in the office of the City Clerk as Document No. RR-300930 and

WHEREAS, on OCT 11 2005, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the Progress Guide and General Plan, the Local Coastal Program Land Use Plan and the Mira Mesa Community Plan; and

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that the Council adopts the amendments to the Mira Mesa Community Plan, the Local Coastal Program Land Use Plan and the Progress Guide and General Plan.

BE IT FURTHER RESOLVED, that this amendment is not effective until unconditionally certified by the California Coastal Commission.

APPROVED: MICHAEL J. AGUIRRE, City Attorney

By



Douglas K. Humphreys
Deputy City Attorney

DKH:pev
09/13/05
Or.Dept:DSD
R-2006-237
MMS #992
Community Plan Amend – Applicant Initiated Amendment 11-01-04

**MIRA MESA COMMUNITY PLAN
PROPOSED COMMUNITY PLAN &
LOCAL COASTAL PROGRAM AMENDMENT
JULY 2005**

R 300930

PROPOSED CHANGES TO THE MIRA MESA COMMUNITY PLAN

Page 39:

Rezoned open space areas to a zone appropriate for open space preservation.

Page 77:

Very low density: 0-4 dwelling units per gross acres. This density range is proposed for Lopez Ridge and the northeastern corner of the community near Canyon Hills Park. This range is generally characterized by clustered detached single-family or attached multifamily units (such as duplexes and townhomes) built on large hillside parcels that contain relatively small areas suitable for buildings. Design flexibility on these hillside parcels is necessary to integrate development with the natural environment, preserve and enhance views, and protect areas of unique topography and vegetation. The R1-10,000 Zone or the R1-5000 Zone if units are clustered to preserve views and natural open space areas, are proposed to implement this designation. The maximum four units per acre is not likely to be achieved except on lots that have large areas in slopes of less than 25 percent.

Page 80:

d. Crescent Heights. Approximately 185 acres in nine lots (Pardee Homes) located to the west and east of Camino Santa Fe, south and north of Calle Cristobal are proposed for a mix of residential housing types including both single- and multi-family units and open space. The following development criteria shall apply to this area:

1. All residential units shall be clustered on portions of the three lots located north and south of the intersection of Calle Cristobal and Camino Santa Fe that are designated for residential development, with the development potential on the remaining six lots retired as open space and undevelopable area. The extinguishment of development rights shall occur at the time of recordation of the final map for any subdivision proposed on this site.
2. All of the other land on the three legal lots to be developed (i.e., all of the land not designated for residential development) shall be preserved through open space deed restrictions or completion of the conveyances shall occur at the time of final recordation of the final map for each phase of any subdivision on this site and address open space within that phase.
3. Downstream sensitive resources, particularly the remaining populations of the endangered Monardella, shall be protected from the effects of runoff through appropriate on-site drainage facilities. No detention basins shall be located within the MHPA and all facilities must be designed/sited within disturbed areas to the maximum extent possible and minimize impacts to open space.
4. All impacts to on-site vernal pools shall be avoided; and, the buffer area shall include the entire watershed and/or a minimum 100 ft. distance from each individual vernal pool to any structure or grading, whichever is greater. The vernal pool and buffer area shall be included in the MHPA and zoned OC (Open Space Conservation).

R- 300930

5. Grading over the rim of the Los Penasquitos Canyon Preserve shall be prohibited except to access flatter, less sensitive areas north of Calle Cristobal and west of Camino Sante Fe, and only under all of the following specific circumstances;
 - a. Such grading is the only means to access flatter, less sensitive portions of the site which shall be determined through review of a comprehensive alternative analysis.
 - b. Required grading avoids impacts to steep hillsides and sensitive biological resources to the maximum extent possible and such impacts are mitigated in accordance with the Biology Guidelines contained in the Land Development Manual.
 - c. Flexibility in road design is achieved through use of retaining walls, minimum road width, or other appropriate methods to reduce impacts to steep hillsides and sensitive biological resources to the maximum extent possible.
6. Brush management/fuel modification requirements shall be consistent with the following specific standards:
 - a. Structures shall be located such that Zone One brush management (minimum width of 35 feet) shall be entirely within the area designated for development and outside open space and environmentally sensitive lands. The width of Zone One should be increased when possible to reduce the width of Zone Two and impacts to native vegetation.
 - b. Zone Two brush management (selective clearing to maximum width of 65 feet) may be allowed in open space when subject to an approved site-specific brush management plan acceptable to the fire Department that avoids significant disruption of habitat values to the maximum extent possible. However, Zone Two brush management within open space areas containing coastal sage scrub habitat, vernal pools and/or wetland buffers shall not be permitted. Measures such as replacing cleared or thinned native vegetation with fire-resistant native vegetation that does not require fuel modification and is compatible with the existing habitat, and maintenance of at least 50% of the existing ground cover of native vegetation shall be implemented, when possible, to avoid significant disruption.
7. Impacts to vernal pools, wetland buffers and coastal sage scrub habitat within open space areas shall be limited to habitat restoration, enhancement and maintenance of restored areas.

Page 107:

1. Grading over the rim of Los Penasquitos Canyon Preserve shall not be permitted except as may be allowed through application of site-specific policies commencing on Page 80 of this plan.
8. Landscaping adjacent to Los Penasquitos, Lopez, Carroll, or Rattlesnake canyons shall be predominantly native species and non-invasive ...

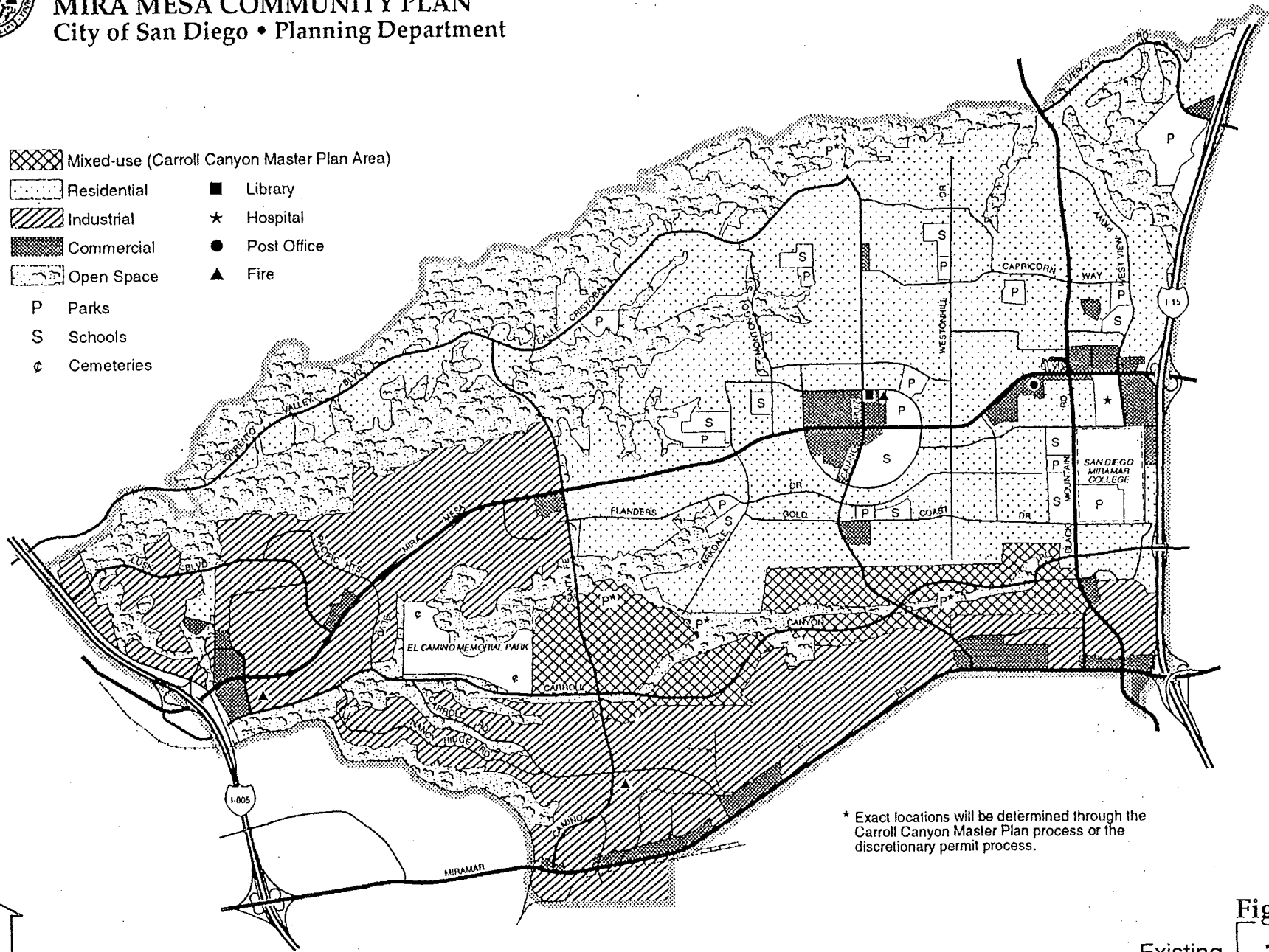
R- 300930



Land Use Map

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

- Mixed-use (Carroll Canyon Master Plan Area)
- Residential
- Industrial
- Commercial
- Open Space
- Library
- Hospital
- Post Office
- Fire
- P Parks
- S Schools
- ☪ Cemeteries



* Exact locations will be determined through the Carroll Canyon Master Plan process or the discretionary permit process.

R- 300930



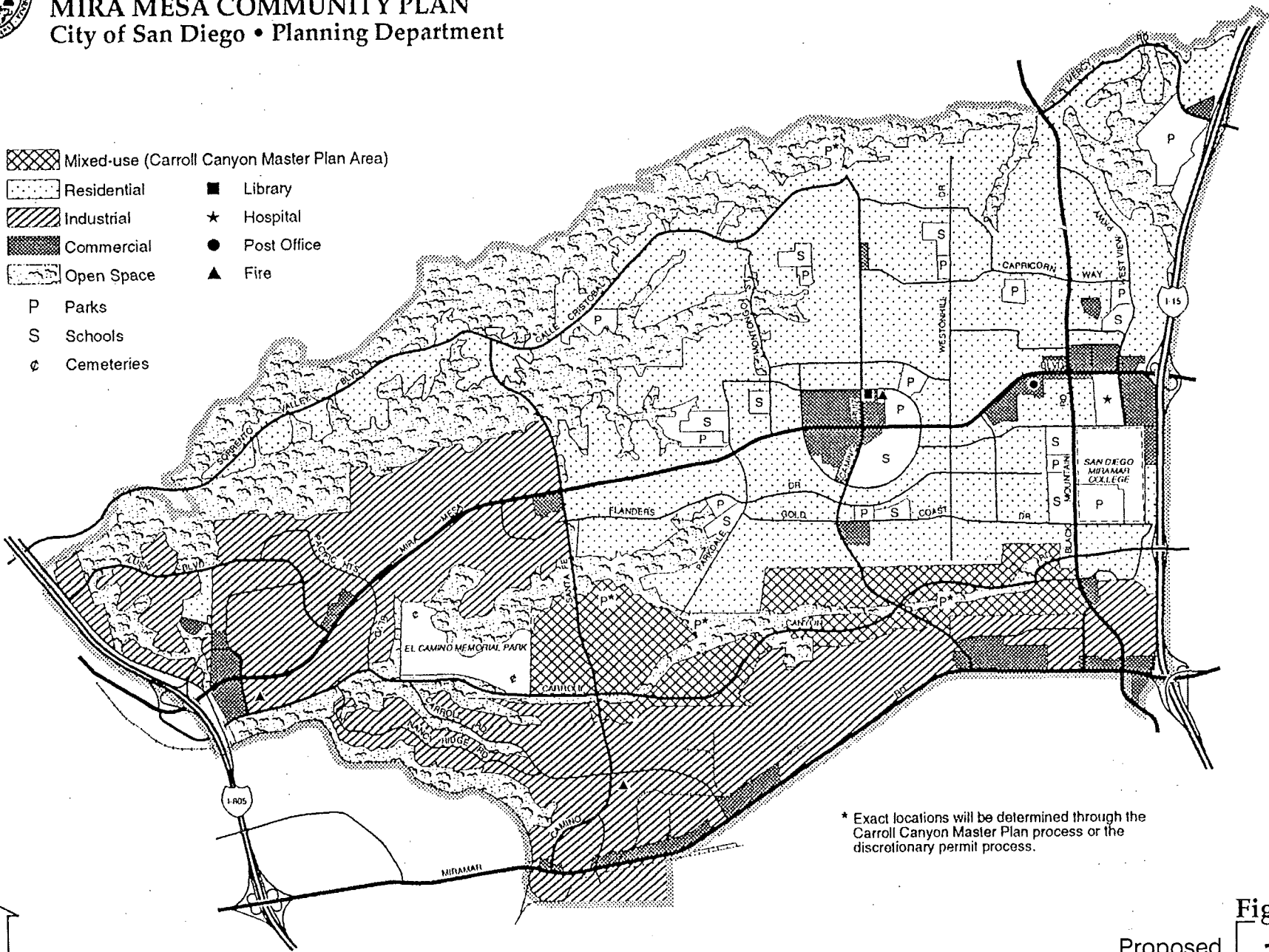
Existing **1**
Oct. 92



Land Use Map

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

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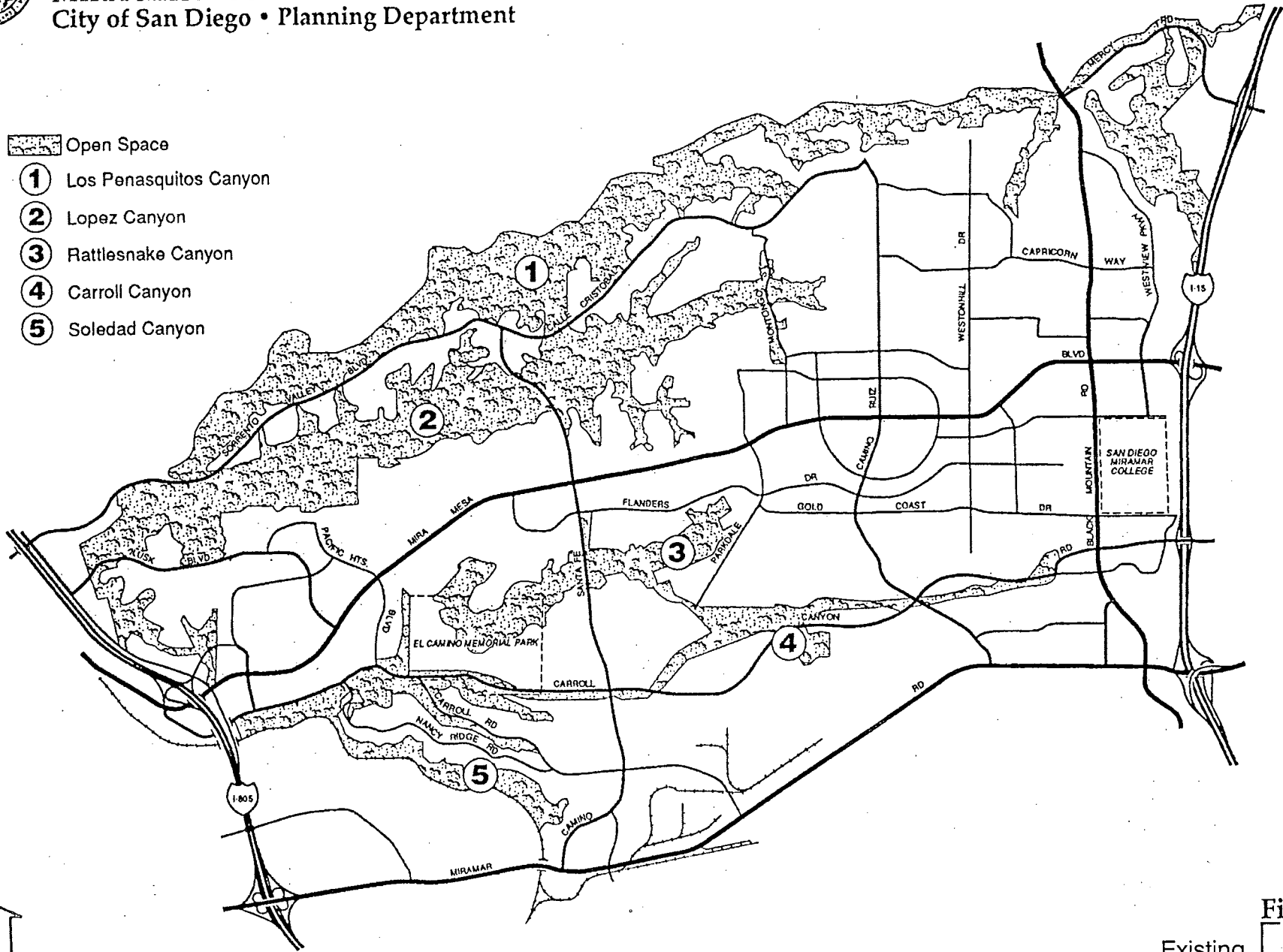
Proposed **Figure 1**
May 05



Designated Open Space System

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

-  Open Space
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon



R-300930



Existing
Oct. 92

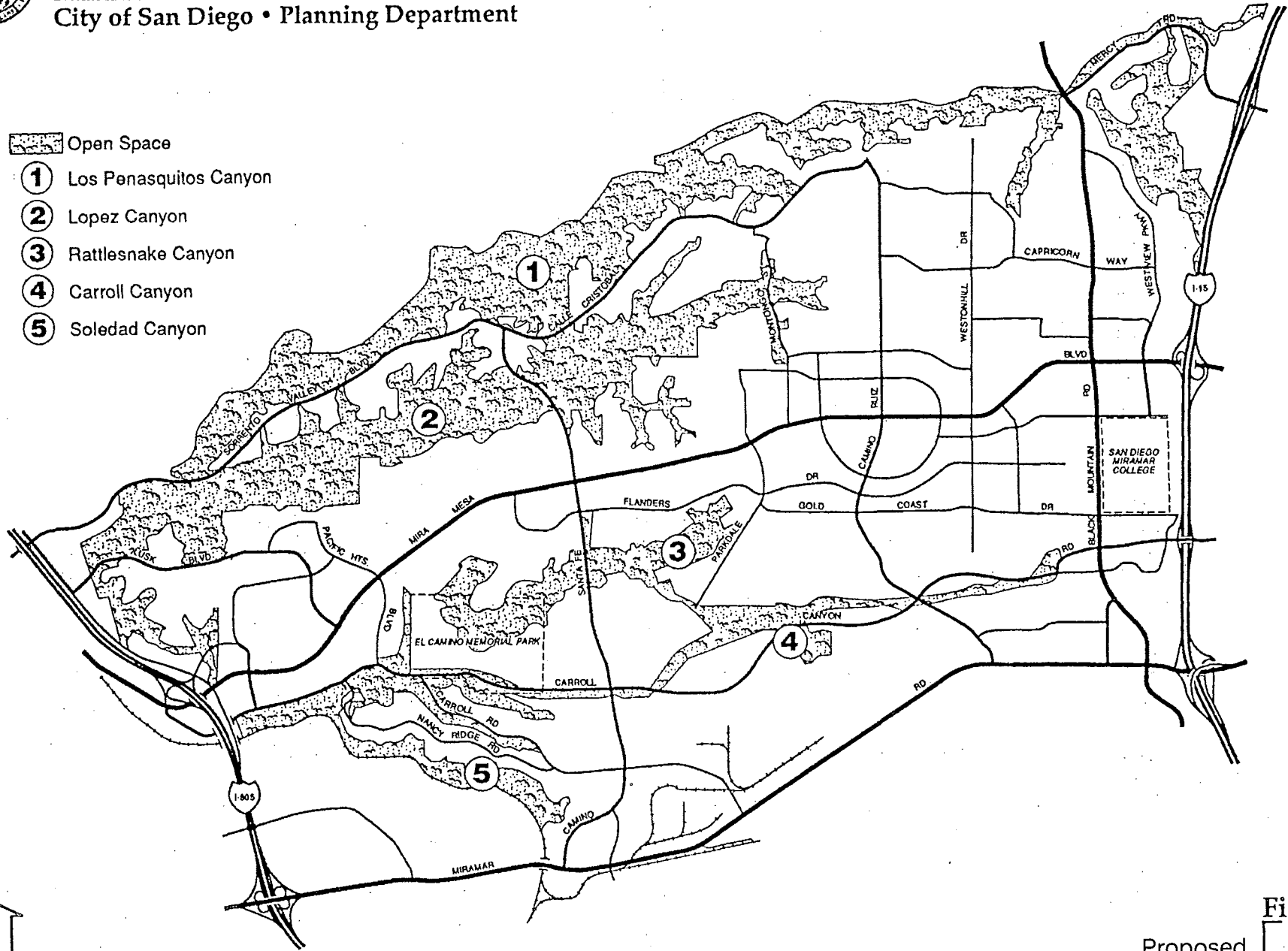
Figure
6



Designated Open Space System

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

-  Open Space
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon



R-300930





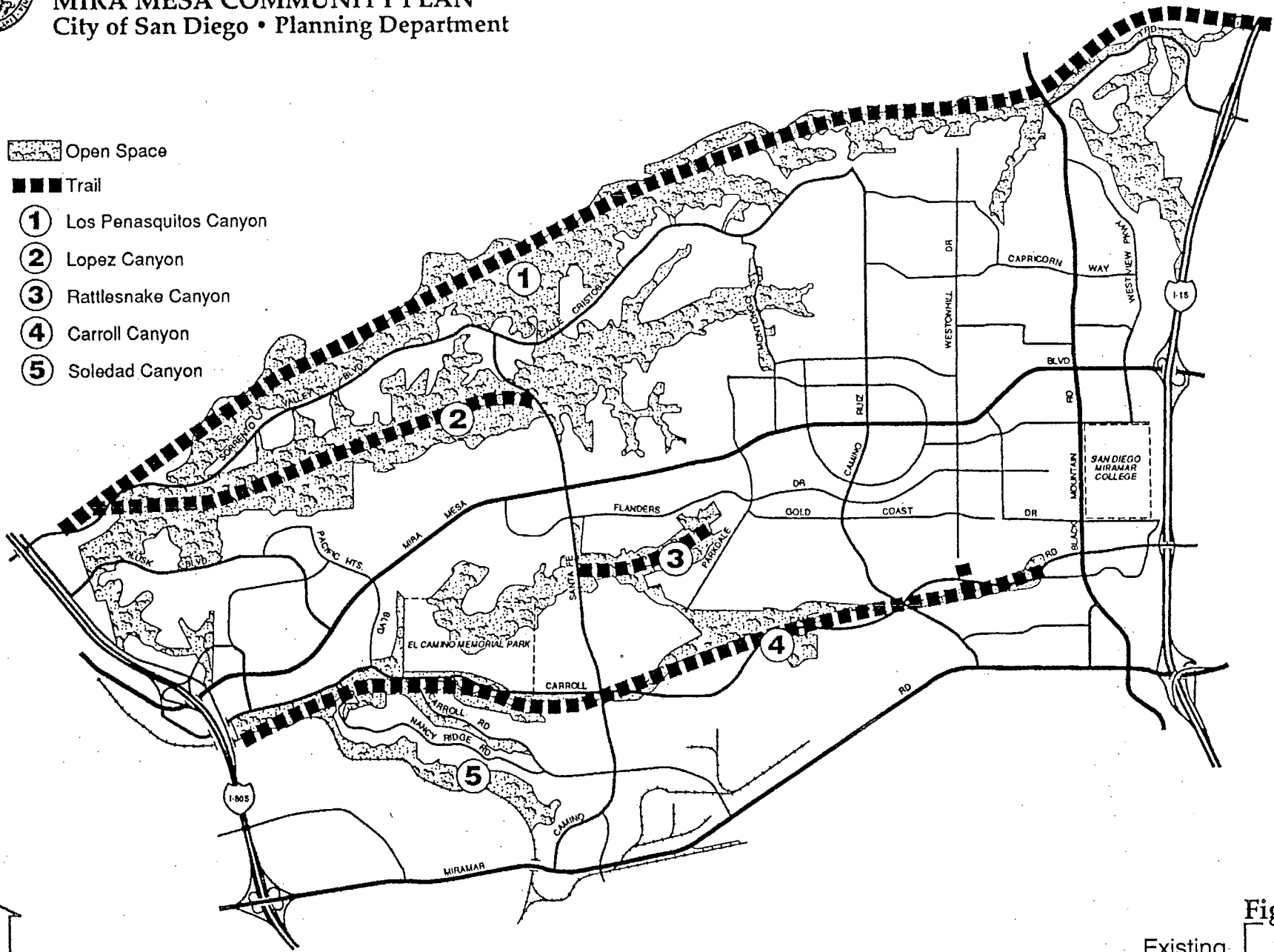
Proposed **6**
May 05



Recommended Trail System

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

-  Open Space
-  Trail
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon



R-300930




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Oct. 92

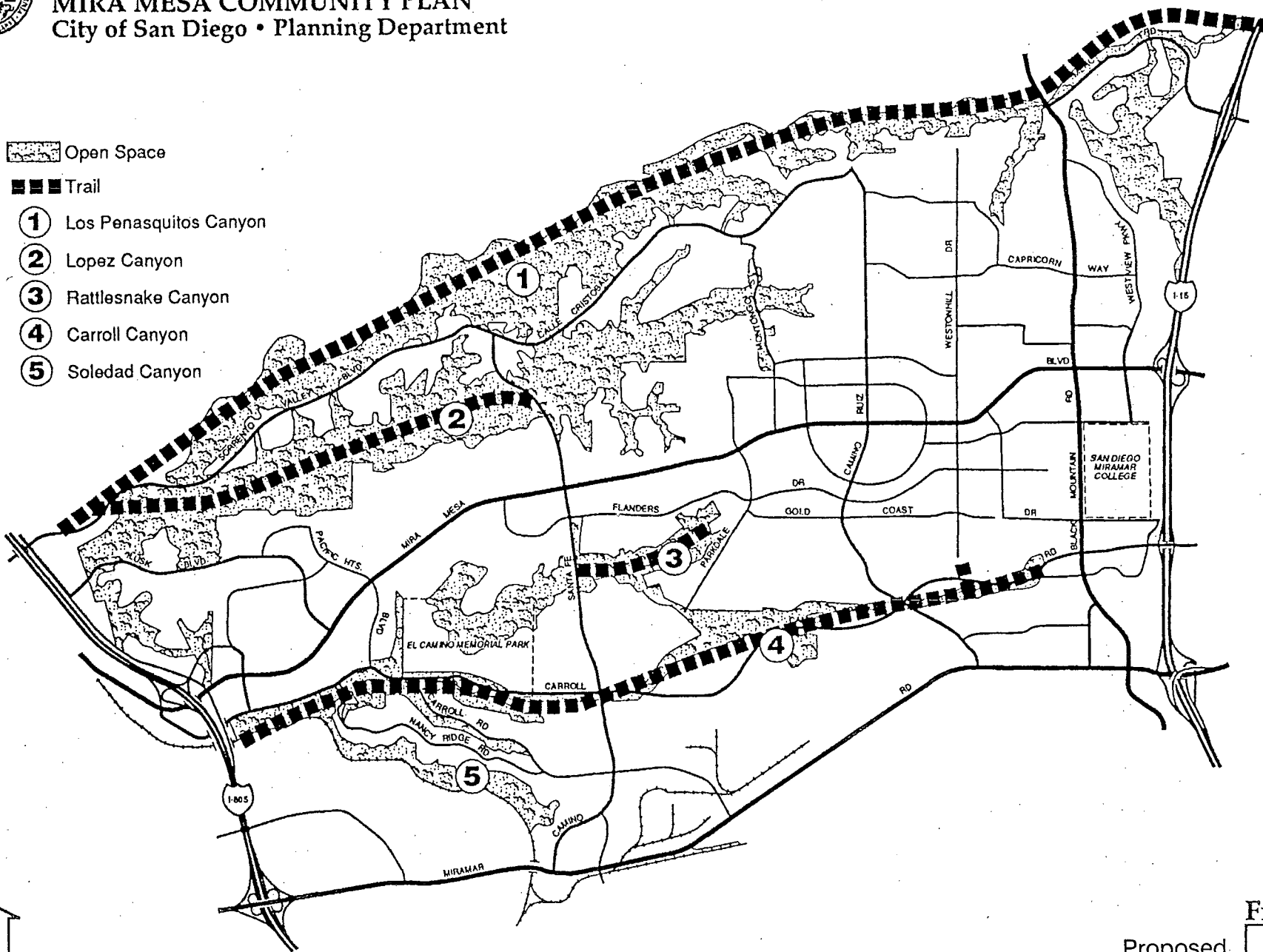
Figure
7



Recommended Trail System

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

-  Open Space
-  Trail
- ① Los Penasquitos Canyon
- ② Lopez Canyon
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R-300930



Proposed
May 05

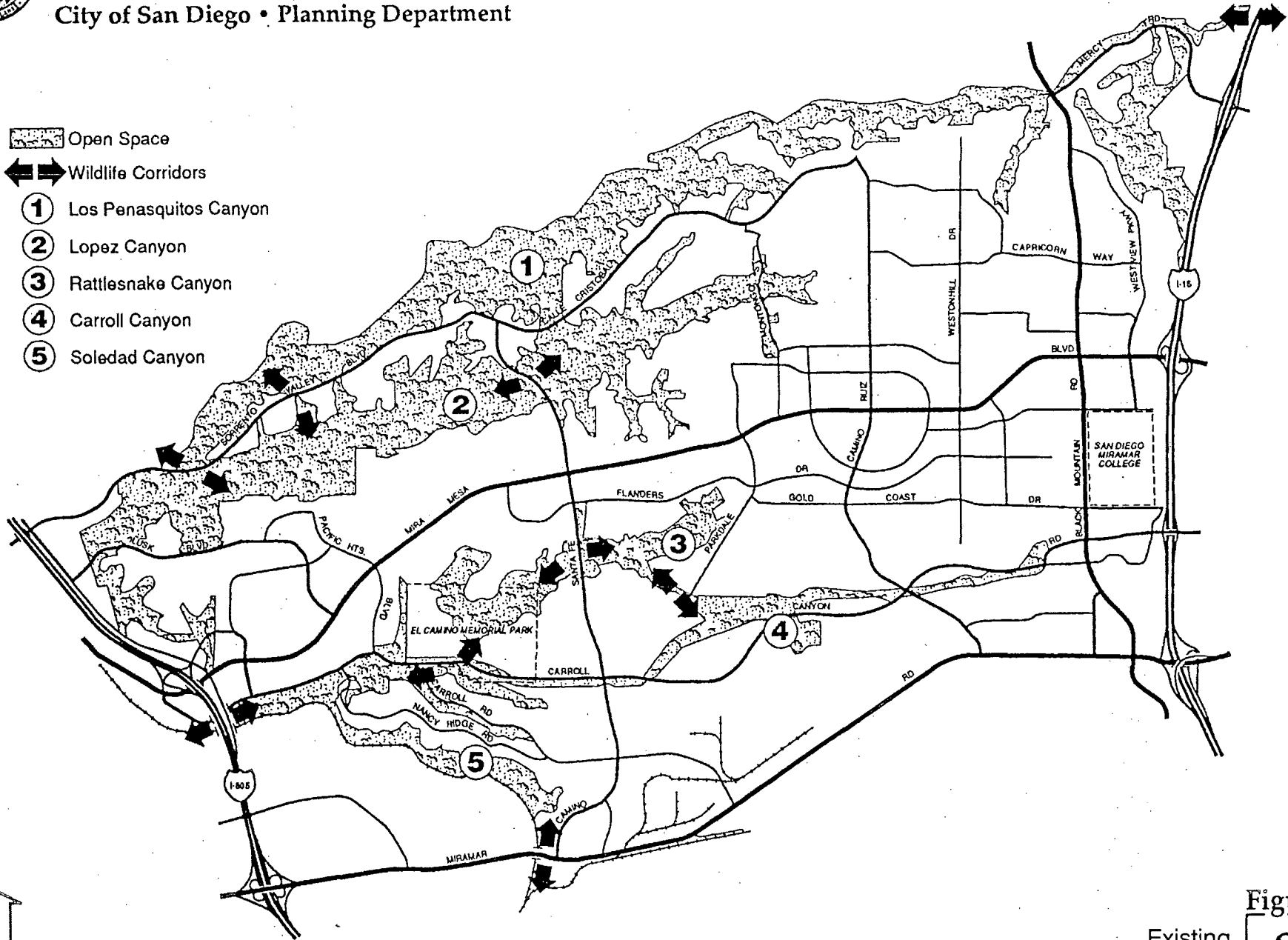
Figure
7



Recommended Wildlife Corridors

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

-  Open Space
-  Wildlife Corridors
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon



R-300930



Existing
Oct. 92

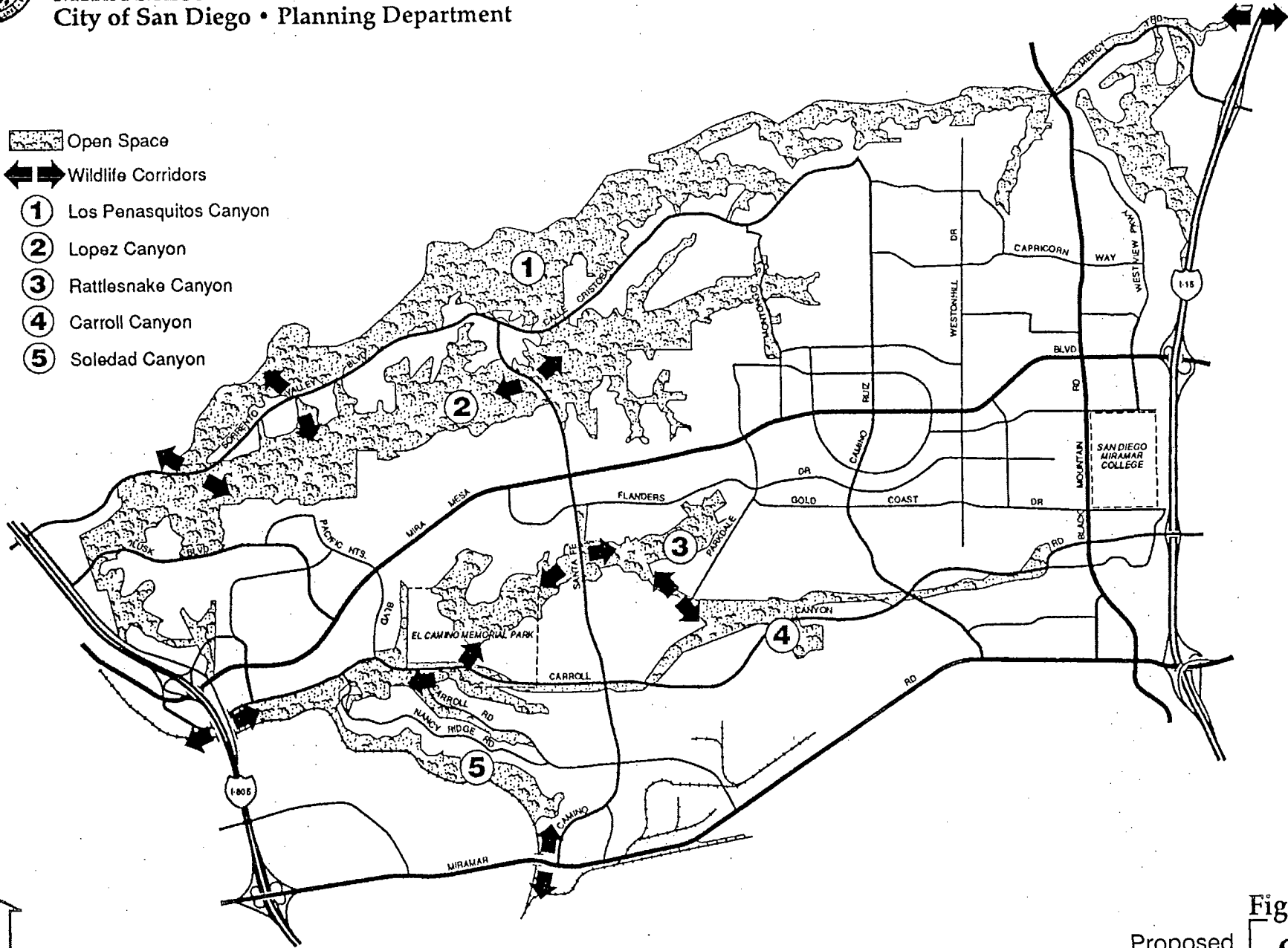
Figure
8



Recommended Wildlife Corridors

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

- Open Space
- Wildlife Corridors
- ① Los Penasquitos Canyon
- ② Lopez Canyon
- ③ Rattlesnake Canyon
- ④ Carroll Canyon
- ⑤ Soledad Canyon



R-300930








Figure 8

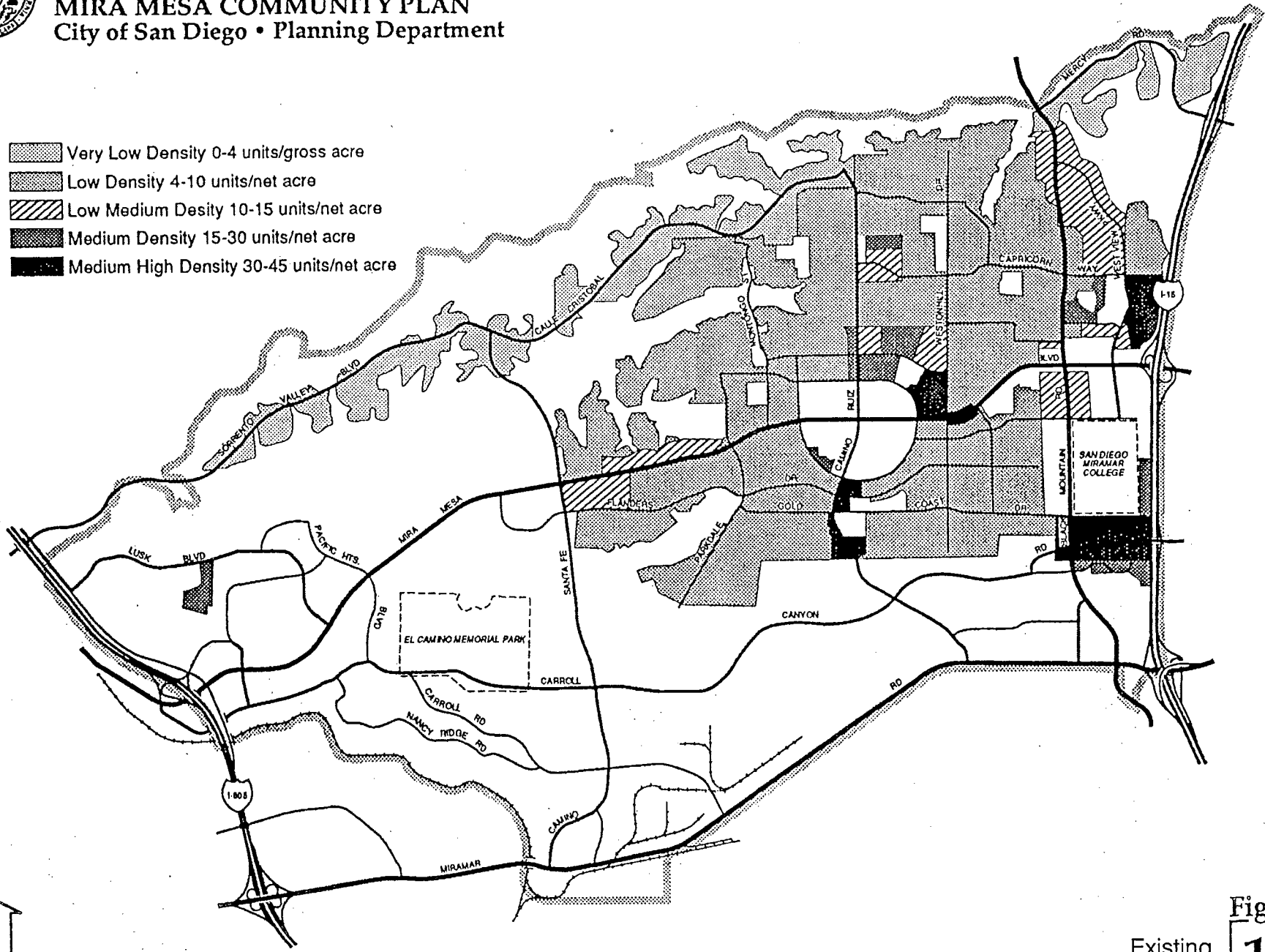
Proposed
May 05



Recommended Residential Densities

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

-  Very Low Density 0-4 units/gross acre
-  Low Density 4-10 units/net acre
-  Low Medium Density 10-15 units/net acre
-  Medium Density 15-30 units/net acre
-  Medium High Density 30-45 units/net acre



R- 300930








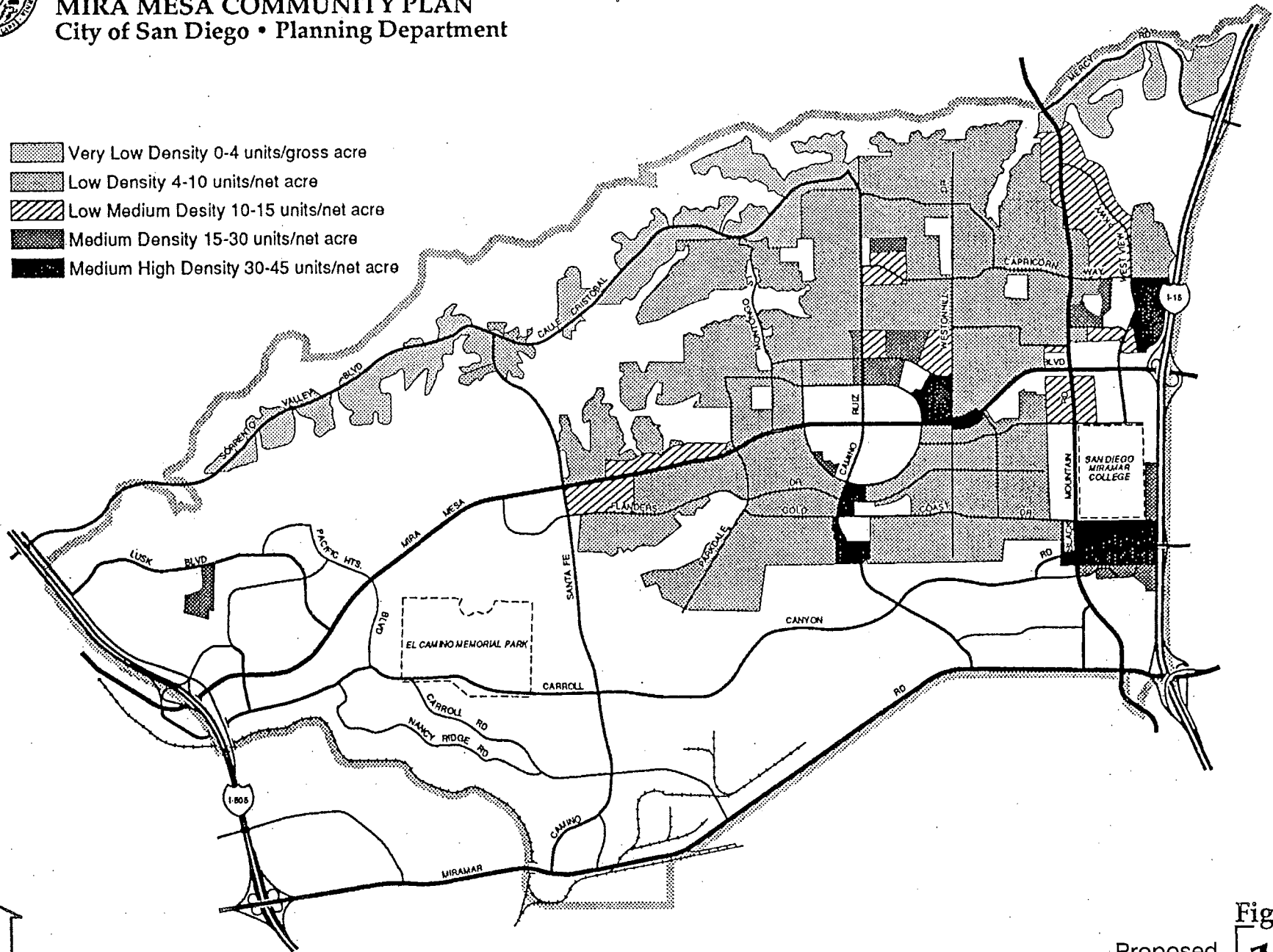
Existing
Oct. 92
Figure 18



Recommended Residential Densities

MIRA MESA COMMUNITY PLAN
City of San Diego • Planning Department

-  Very Low Density 0-4 units/gross acre
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R-300930



Proposed
May 05
Figure 18